

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held on Wednesday, 18 March 2015 at 6.00pm in the Telford Suite at Shropshire College Hotel School Ltd (The Telford Whitehouse Hotel), Watling Street, Wellington, Telford TF1 2NJ

PRESENT: Councillors J C Minor (Chair), N A Dugmore, E J Greenaway, K R Guy, A S Jhawar, R T Kiernan, J Loveridge, L A Murray and C R Turley.

ALSO PRESENT: Councillor J Pinter (for Planning Application TWC/2014/0631).

PC-080 MINUTES

Cllr Dugmore asked members to note that his initials were “N A” and not “N G” as stated in the Minutes.

RESOLVED – that the minutes of the meeting of the Planning Committee held on 25th February 2015 be confirmed and signed by the Chairman.

PC-081 APOLOGIES FOR ABSENCE

None

PC-082 DECLARATIONS OF INTEREST

With regard to planning application TWC/2015/0060, Councillor N A Dugmore advised that he was a member of Lilleshall Donnington & Muxton Parish Council but had not taken part in any discussions relating to the application.

With regard to planning application TWC/2014/0178 Cllr C Turley advised that he was a Trustee on Severn Gorge Countryside Trust and the Ironbridge Gorge Trust.

PC-083 DEFERRED/WITHDRAWN APPLICATIONS

The Assistant Director: Planning Specialist, addressed the Committee regarding recent changes with respect to the housing land supply.

Paragraph 47 of the NPPF made clear that the Local Planning Authority should identify the full, objectively assessed needs for market and affordable housing.

The Government’s Planning Practice Guidance (PPG) required that household projections published by DCLG should be the starting point for the estimate of local housing needs. The latest projections prepared by ONS were published on 28 February 2015.

The NPPF directed that unless a Council could identify a 5 year supply of deliverable housing land the national planning policies should apply with a presumption in favour of sustainable development.

In April 2014 a ruling in the High Court changed the way that Local Planning Authorities could determine whether they had a 5 year housing land supply. This allowed the Council to focus on the objectively assessed need for housing rather than the higher target figure derived from the 2004 Regional Spatial Strategy.

These changes enabled the Council to commission consultants in October 2014 to recalculate the Borough's housing needs using the ONS household projections that were scheduled for publication in Autumn 2014.

The DCLG only published the household projections 2012-2037 on 28th February. Following this, the consultants were able to advise the Council on 16th March 2015 in respect of the latest household projections. This provided the Council with an up-to-date, robust and defensible housing needs assessment that complied with recent case law that would stand up to scrutiny at any planning appeal or judicial challenge.

The Council was now satisfied that it has a five year housing land supply and a revised statement setting this out would be placed on the Council's website by the end of the week.

The Council now joined a small number of Councils in the country who could demonstrate a five year housing land supply.

This meant that the Council would be able to reject speculative, unplanned housing development in inappropriate locations and defend its decisions at appeal.

It was concluded that following legal advice this policy would be taken into account, where relevant, on applications with immediate and imminent effect.

In light of this information it was suggested that the following applications be deferred:

TWC/2014/0178 – 21A St Michaels Close, Madeley, Telford, Shropshire TF7 5SD

TWC/2014/0766 – Land South of 28 Beechfields Way, Newport, Shropshire

These applications would be brought back at the earliest possible date and would be determined and discussed following a different report being submitted. Objectors and supporters would be able to register to speak on any application that came before the Committee in a revised form.

A 1 hour briefing for Members on the new policy would be held prior to the next meeting of the Committee on 8th April 2105.

On being put to the vote it was unanimously:-

RESOLVED – that with respect to planning applications **TWC/2014/0178** and **TWC/2014/0766** that the applications be deferred and brought back at the earliest possible date.

PC-084 SITE VISITS

No site visits had been requested.

PC-085 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Committee and fully considered each report and the supplementary information tabled at the meeting regarding each planning application.

(a) TWC/2014/0631 – The Red Lion, 15 Holly Road, Little Dawley, Telford, Shropshire TF4 3HB

This was an application from Brooklands Trading Ltd for the demolition of existing public house and erection of 8 no dwellings with associated access and landscaping.

Members had previously attended a site visit at the proposed development site.

The Planning Officer addressed the Committee on the application which the Committee had previously resolved to defer whilst further discussions with the applicant took place. The 5 year land supply was not relevant to this application as there was no reference to this in the Officer's report.

Mr Young, a local resident, addressed the Committee. He commented that the Developer had re-submitted the application without any amendments and that the objections to the application remained the same. Concerns were raised around the access and exit on Hafren Road. There was a more suitable solution on Holly Road which would include off road parking and ease the access and exit issues. There were no objections to the development site but issues with the plans. The Planning Officers had given advice and guidance which the Developers had chosen not to take up to reduce the number of units but that this had been declined on viability issues. The overriding factor remained the margins as opposed to the planning. It was noted that the developer needed to make a return on the investment but not to the detriment of the local community. Mr Young asked that as there had been no amendment to the submitted plans that this application be rejected.

Cllr A Scott, Parish Councillor for Dawley Hamlets, addressed the Committee and was perturbed that the Developer would not enter into discussions regarding the access and exit being on Holly Road as this was much safer than the entrance and exit being off Hafren Road. There were car parking and pedestrian facilities already available on Holly Road and this would reduce the risk with regard to pedestrian arrangements. He commented that the Applicant and Developer showed little concern with regard to the social housing and referred the Committee to an e-mail of the 8th October 2014 which read “. . . advised all dwellings for social rented use . . . reduce the size of dwellings . . .”. The Local Authority prided itself on Social Housing Plans and this was out of line with the policy. According to the plans the 2 bedroomed properties would have 63m² over 2 floors where the minimum should be 69m². The 3 bedroomed houses

would be 78m² where the suggested space should be 93m² under the nationally prescribed space. Cllr Scott felt that this Development would be an accident waiting to happen and asked the Committee to reject the current plans.

Cllr J Pinter, Ward Councillor for Dawley Magna, addressed the Committee and noted that the plans had not been altered despite the Planning Officers advising the Developer to reduce the number of units. At the Planning Committee held on the 4th February the application had been deferred in order for the Developer to explore the issues of concern but the Developer had refused to do this. Cllr Pinter asked the Committee not to grant permission as the site was unacceptable due to its over-development and the permanent detrimental effect it would have particularly with regard to residents on Hafren Road.

Mr C Huntley, Applicant's Agent, addressed the Committee. With regard to the reduction in housing units a viability study had been undertaken. The Developer would be losing in excess of £50,000 and it would need to have 10 units on the development before it became viable. He noted that the residents did not want the access off Hafren Road but the Highway Authority did not want access to the development off Holly Road. The development was on a brownfield site in a sustainable location with a smaller density and better car parking. The Scheme had Planning Officer support and the scheme gave valuable housing for the Community.

The Planning Officer addressed the Committee. The application was for 8 dwellings following demolition of the public house. Further discussions had taken place regarding density and access arrangements. A viability assessment had been undertaken by the Developer with regard to the achieved profit levels and Officers accepted that fewer units would impact on the viability of the development. The Agent had made no changes to the application. The Committee were asked to determine the application in its current form, as it was on the 4th February, the details of which remained unchanged.

During the debate Members raised concerns with regard to the access and the density of the Development and felt that it had been deferred for good reasons. There was some confusion as to why the Highway Authority were objecting to the access on Holly Road as the public house had stood on Holly Road for quite some time with access to the car park off Holly Road. The visibility on Holly Road was more acceptable and was not as congested as Hafren Road. Further concerns were raised regarding access for emergency vehicles and the turning head on Hafren Road and the impact on access points.

The Development Management Service Delivery Manager informed the Committee that the Highway Engineers had objected to the access on Holly Road the key reason being the visibility splay.

The Assistant Director: Planning Specialist gave the Members a summary of the important points.

On being put to the vote, it was unanimously:-

RESOLVED – that with respect to planning application TWC/2014/0631 that the application be refused for the following reasons:

1. access to the development on Hafren Road;
2. access for emergency vehicles;
3. the density;
4. the impact on the surrounding area; and
5. the design and layout of the proposed development.

(b) W2006/1318 – Sambrook Hall Farm, Sambrook, Shropshire

This application was for a variation to the S106 Legal Agreement which was submitted to the Council in 2006 for the erection of 9 no dwellings and alterations to existing vehicular access and provision of new pedestrian access at Sambrook Hall Farm, Sambrook. The original application had allowed for 5 affordable units but this had become unviable and the development had stalled. A request had been received to reduce the affordable housing to 1 unit. Cllr S Burrell has advised that Chetwynd Parish Council were unhappy with the reduction in affordable housing as they supported the initial scheme partly because of the provision of 5 affordable units but Government guidance allowed for variation if developments become economically unviable. The variation was for 1 unit of affordable housing and a £15,000 contribution towards the village hall.

Mr D Haston, Applicant's Agent addressed the Members. The development was a bespoke scheme with good urban design and added value to the village. The scheme originally set out to delivery 3 affordable units plus £15,000 for the village hall. The Council had secured 5 affordable units and all conditions were formally discharged. The development commenced but delivery of the scheme had become unviable and had since stalled. If the construction of two larger units only was to take place this would not trigger the financial payment. The new S106 would facilitate approval of the scheme. Through the NPPF and NPG the scheme had been appraised and it was confirmed that the scheme was no longer viable and may not come to fruition without variation of the S106 agreement. In order to achieve the 1 unit of affordable housing some concessions had been made on the part of the owner being lower profit margins, the scaling back of the largest unit and the continuation of the payment of £15,000 towards the village hall. Mr Haston asked the Committee to support the variation of the S106 agreement.

Members considered the application and on being put to the vote it was unanimously:-

RESOLVED – that with respect to planning application W2006/1318 the S106 agreement be re-drafted to ensure that one unit of affordable housing was provided in addition to the financial contribution of £15,000 towards the village hall.

(c) TWC/2015/0060 – Site of Coddon Sports and Social Club, Wellington Road, Donnington, Telford, Shropshire

This application was for the erection of 29 no dwellings with associated access roads, parking drainage and landscaping.

An update report was tabled at the meeting, which contained conditions from the Arboricultural Officer with regard to the development.

The Planning Officer addressed the Members regarding the application which had been submitted by Wrekin Housing Trust. The development was for 100% affordable, social housing on the former site of the Coddon Sports and Social Club which was currently in a poor state of repair following fire damage and vandalism. The scheme would be a much needed improvement for the area which would incorporate a communal area with good separation distance. There would be no detrimental impact on the surrounding area and there would be a single point of access from Wellington Road. A S106 agreement would be undertaken for the financial contribution of £80,000 towards the provision of bowling which would be achieved by pooling contributions from other S106 agreements. No issues arose regarding the housing land supply and there had been no objections.

Members considered the application and welcomed the scheme that contained much needed one bedroom affordable housing. The development was considered to be a good use of the site and the introduction of the wooden fencing was an improvement. Members also appreciated the excellent pooled financial contribution of £80,000 towards the provision of bowling facilities in the Borough.

On being put to the vote, it was unanimously:-

RESOLVED – that with respect to planning application TWC/2015/0060 that delegated authority be granted to the Development Management Service Delivery Manager to grant planning permission subject to:

- 1. The applicant entering into a S106 Legal Agreement with the Local Planning Authority in relation to:**
 - a. a contribution of £80,000 towards replacement bowling facilities; and**
 - b. the provision of 100% affordable (social rented) housing.**
- 2. The conditions contained within the report.**

The meeting ended at 6.42pm

Chairman:

Date: